Development Control – Delegated Officer Report

Application Number: AWDM/1184/20 **Recommendation APPROVE**

Site: **49 Williams Road, Shoreham-by-Sea, BN43 6BP**

Proposal: **Installation of a concrete and brick platform and ramp, galvanised metal handrail and relocating of the path around the ramp to re-join the existing path further along the original path.**

Date of site visit: Assessment has been assisted using the Applicants plan and photos; the Councils Earthlight mapping; and Google 3D mapping of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is an end of terrace bungalow which faces out onto a public open space grass square. The bungalow is situated at the south end of the terrace. Concrete pathways are situated around the grass square, one pathway lies directly to the front of the entrance door serving the application site.

Proposal

The application seeks permission to provide a level platform directly to the front of the entrance door, and leading down from this platform will be a ramp which will measure some 4m in total from the entrance door. The ramp will be approx. 1m long x 1.2m wide, and the metal handrail will be fixed to the outside of the platform and ramp and will be approx. 1m in height.

Relevant Planning History: None

Representations:

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a ramp for a wheelchair user.

The key concerns would be the effect onto the existing neighbouring residential amenities.

Visual & Residential Amenity

The terraced bungalows are quite small properties, and the bungalow directly to the front of no. 49 (no. 47), is a detached bungalow. All of the bungalows have an outlook onto the green square. The terrace of bungalows are positioned some 17m back from the pavement of Williams Road, and thereby the ramp will not be prominent within the street scene.

The ramp terminates just before the entrance door of no. 47 which itself sits at a right angle from the application site. The ramp will not therefore be across the pathway of no 47.

The plan labelled 'Planned Layout' identifies that the footpath to and from the properties, has been relocated around the ramp in order to allow neighbouring users access.

The ramp is for the benefit of the occupant of no. 49 to enable them to leave the house as they are unable to negotiate the step into or out of the property.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 22.09.2020

Authorised by: Peter Barnett Date: 22 September 2020